

MINUTES
LEXINGTON COUNTY PLANNING COMMISSION
February 19, 2015

The Lexington County Planning Commission held its regular meeting on Thursday, February 19, 2015, at 9:00 a.m. in the Council Chambers on the second floor of the County Administration Building. Attendance for the meeting was as follows:

Members Present:

Keith Myhand
Rock Lucas
Andy White
Michael Shealy
Lee Matthews
Pat Dunbar
Megan Hutto

Staff Present:

Charlie Compton
Sharon Willis
Janet Turner
Walt McPherson
Charles Garren
Robbie Derrick
Chris Stone
Rebecca Conway

Members Absent:

Robert Spires
David Laird

Others Present:

Susan Barnes
Donna Durst
Adam Barnes

The meeting for February 19, 2015, was called to order at 9:00 a.m. by Chairman Rock Lucas. Lee Matthews gave the invocation for the meeting.

Elections of Officers for 2015: Chairman Lucas stated the first item on the agenda was the election of officers for 2015 at Tab A. Mr. Lucas stated that Charlie Compton has been serving as Secretary, Andy White as Vice Chair, and himself Chair. He then opened the floor for nominations. Pat Dunbar made the motion to continue with the current slate of officers. Lee Matthews seconded the motion. There was no further discussion and the vote for the election of officers was as follows:

<u>In Favor:</u>	Lucas	<u>Opposed:</u>	none	<u>Not Present:</u>	Laird
	Myhand				Spires
	Shealy				Hutto (arrived later)
	Matthews				
	White				
	Dunbar				

Minutes: Chairman Lucas stated that the next item on the agenda was the minutes from the November 20, 2014, meeting at Tab B. Andy White made the motion to approve the minutes and Keith Myhand seconded the motion. There was no further discussion and the vote for approval of the November 20, 2014, minutes was as follows:

<u>In Favor:</u>	Lucas	<u>Opposed:</u>	none	<u>Not Present:</u>	Laird
	Myhand				Spires
	Shealy				Hutto (arrived later)
	Matthews				
	White				
	Dunbar				

Activity Reports: Chairman Lucas stated that the next items on the agenda were the Activity Reports at Tabs C, D, E, F, and G. Charlie Compton announced that Megan Hutto has been appointed to fill Warren Cope's position in District #1 and that Mr. Cope will be recognized at a later date. He also stated that Council will host an appreciation banquet for all boards and commissions serving Lexington County at Pine Island on April 30th.

Mr. Compton presented charts and graphs for site-built and manufactured housing permits to the Commission. He stated that December was a very strong month for permitting and that January had 72 site-built permits issued. For the first fifteen days of February we have already had 56 site-built permits issued. Mr. Compton reminded everyone that these permits are issued by Lexington County and not the municipalities. The pipeline locator map showed additional lots for the subdivisions in the area.

Private Road Subdivision: Forestwood Drive-Durst Property (Susan Barnes/applicant): Chairman Lucas stated that the next item on the agenda was the private road subdivision, Forestwood Drive-Durst Property with Susan Barnes as the applicant. Janet Turner presented this to the Commission along with photos, aerials, and maps. She also stated that Adam and Susan Barnes along with Donna Durst were present for any questions regarding the subdivision.

Donna Durst owns a 1.49-acre lot on Lake Murray accessed by an easement of undocumented width, called Forestwood Drive, from Tom Drafts Circle, a State-maintained paved road. This easement is a dirt drive shared by one other lot on Lake Murray for access. Ms. Durst wants to give her niece, Susan Barnes, and her husband, Adam, a .49-acre lot out of her 1.49-acre lot on which to build a home. She would grant a 20-foot wide easement from the existing easement (Forestwood Drive) to the new lot. This would create the 3rd lot using the easement/private road which is on the agenda to consider several variances.

The existing dirt and gravel drive is smooth and well maintained. There are no stormwater issues other than the saturation of the ground from recent rains. There are also no sight distance issues at the intersection of Tom Drafts Circle.

Ms. Durst recorded a Road Maintenance Agreement in 1996 in order to satisfy the mortgage company that she would assume maintenance responsibility of the easement/road and would not hold the mortgage company responsible. This Road Maintenance Agreement does not follow everything in the County's sample agreement, but the amendment prepared by Ms. Durst to include the new proposed lot's maintenance responsibility contains the essential elements of the County's sample agreement.

After a brief discussion Michael Shealy made the motion to approve the private road subdivision request for Forestwood Drive-Durst Property and Pat Dunbar seconded the motion. There was no further discussion and the vote for approval of the request was as follows:

In Favor: Lucas
Myhand
Shealy
Matthews
White
Dunbar
Hutto

Opposed: none

Not Present: Laird
Spires

Zoning Map Amendment #M14-06, 6012 Wescott Road: Chairman Lucas stated that the next item on the agenda was the Zoning Map Amendment #M14-06, 6012 Wescott Road, at Tab J. Walt McPherson presented this to the Commission along with photos, aerials, and maps. The zoning map amendment application #M14-06 is for the property located at 6012 Wescott Road, Columbia, S.C. 29212. The zoning classification is currently R2 (Medium Density Residential) and the Proposed classification is R1 (Low Density Residential). The TMS # is 002732-02-001 and the property owner is Jennifer Peebles Hutchinson.

After a brief discussion Pat Dunbar made the motion to recommend approval of Zoning Map Amendment #M14-06. Andy White seconded the motion. There was no further discussion and the vote for recommending approval of the Zoning Map Amendment #M14-06 was as follows:

<u>In Favor:</u>	Lucas	<u>Opposed:</u>	none	<u>Not Present:</u>	Laird
	Myhand				Spires
	Shealy				
	Matthews				
	White				
	Dunbar				
	Hutto				

Subdivision Bonds: Chairman Lucas stated that the next item on the agenda was Subdivision Bonds at Tab K. Janet Turner indicated that this was for information only.

Road Classifications: Chairman Lucas stated that the next item on the agenda was road classifications for November 2014, December 2014, and January 2015 at Tabs L, M, and N. Keith Myhand made the motion to approve November 2014, December 2014, and January 2015 road classifications as recommended. Michael Shealy seconded the motion. There was no further discussion and vote for approval of the road classifications was as follows:

<u>In Favor:</u>	Lucas	<u>Opposed:</u>	none	<u>Not Present:</u>	Laird
	Myhand				Spires
	Shealy				
	Matthews				
	White				
	Dunbar				
	Hutto				

Adjournment: With no further business the meeting was adjourned at 9:25 a.m.

Respectfully submitted,

Approved,

(signature on file)
Charlie Compton
Secretary

(signature on file)
Rock Lucas
Chairman